

14-14
PETITION FOR ZONING VARIANCE 84-224-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section

405 - 4 A 2 a to allow a sign to be 3' from right of way instead of the required 6'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

If sign and its supporting base were to be installed with the required set back, they would interfere with the existing storage tanks and vent pipes.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State
Legal Owner(s): (Type or Print Name) Signature Address City and State
Attorney for Petitioner: (Type or Print Name) Signature Address City and State
Attorney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of January 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of March, 1984, at 9:45 o'clock A.M.

Cell Jahn
Zoning Commissioner of Baltimore County.
(over)

120
PETITION FOR ZONING VARIANCE 84-224-A
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Cell Jahn
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE Corner Reisterstown & : OF BALTIMORE COUNTY
Village Rds., (1711
Reisterstown Rd., 3rd Dist.
SHELL OIL COMPANY, Petitioner : Case No. 84-224-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Pe'er Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
434-2153

I HEREBY CERTIFY that on this 21st day of February, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. R. M. Tambascio, Shell Oil Company, 5565 Sterrett Place, Columbia, MD 21146, Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: February 16, 1984
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Shell Oil Company - 84-224-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

Arnold Jablon, Zoning Commissioner February 16, 1984
Norman E. Gerber, Director, Office of Planning and Zoning
Shell Oil Company - 84-224-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

Mr. R. M. Tambascio
5565 Sterrett Place
Columbia, Md. 21146

Lyon Associates
7131 Rutherford Road
Baltimore, Md. 21207

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of January, 1984.

ARNOLD JABLON, Zoning Commissioner
Petitioner: Shell Oil Co.
Received by: Nicholas S. Commodari, Chairman, Zoning Plans Advisory Committee
Petitioner's Attorney

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ~~result~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of March, 1984, that the herein Petition for Variance(s) to permit a sign to be located 3 feet from the right of way in lieu of the required 6 feet, in accordance with the site plan prepared by Lyon Associates, Inc., revised July 30, 1982, is GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Office of Planning and Zoning.

Sam M. H. Jones
Deputy Zoning Commissioner of
Baltimore County

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Sam M. H. Jones
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 23, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. R. M. Tambascio
5565 Sterrett Place
Columbia, Maryland 21146

RE: Item No. 170 - Case No. 84-224-A
Petitioner - Shell Oil Company
Variance Petition

Dear Mr. Tambascio:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures

cc: Lyon Associates
7131 Rutherford Road
Baltimore, Md. 21207



HARRY J. PISTEL, P.E.
DIRECTOR

February 23, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #170 (1983-1984)
Property Owner: Shell Oil Company
N/E cor. Reisterstown Rd. and Village Rd.
Acres: 0.566 District: 3rd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Reisterstown Road (Md. 140) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Baltimore County highway and utility improvements are not directly involved.

Comments were supplied for this property in conjunction with the Zoning Advisory Committee review for Item 19 (1978-1979).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 170 (1983-1984).

Very truly yours,

Robert A. McKim
ROBERT A. MCKIM, P.E., Chief
Bureau of Public Services

RAM:ERM:FWR:ss

Encl.

P-NE Key Sheet
31 NW 22 Pos. Sheet
NW 8 F Topo
68 & 68 Tax Maps

August 21, 1973

Mr. S. Eric Dillema
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #19 (1978-1979)
Property Owner: Stelac, Inc.
S/S cor. Reisterstown Rd. & Village Rd.
Existing Zoning: B.L.
Proposed Zoning: Variance to permit a canopy to be setback 5' from the right-of-way line in lieu of the required 10'.
Acres: 0.566 District: 3rd

Dear Mr. Dillema:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #19 (1978-1979).

Very truly yours,

Edward A. McDonough
EDWARD A. MCDONOUGH
ELLISWORTH N. DIVYER, P.E.
Chief, Bureau of Engineering

END:RAM:FWR:ss

P-NE Key Sheet
31 NW 22 Pos. Sheet
NW 8 F Topo
68 & 73 Tax Maps



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

January 24, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Re: ZAC Meeting of 1-10-84
ITEM: #170.
Property Owner: Shell Oil Co.
Location: N/E corner
Reisterstown Rd. (Route 140)
and Village Road
Existing Zoning: B.L.
Proposed Zoning: Variance to permit a sign to be 3' from right of way in lieu of the required 6'.
Acres: 0.566
District: 3rd

Attention: Mr. N. Commodari

Dear Mr. Jablon:

On review of the revised site plan of 7-30-82 for a sign location variance outside the S.H.A. Right of Way, the State Highway Administration finds the plan generally acceptable.

It is requested that all additional comments in reference to Outdoor Advertising be through Mr. Morris Stein @ 659-1640.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:vrd

cc: Mr. J. Ogle
Mr. M. Stein (w-attachment)

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-485-5682 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

February 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 169, 170, and 172 ZAC-Meeting of January 10, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 169, 170, and 172.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cwm

TOWSON, MD., February 16, 1984

THE JEFFERSONIAN,
Frank Smith
Manager.

Cost of Advertisement, \$ 16.00

PETITION FOR VARIANCE
BOARDING: Petition for Variance
LOCATION: Southeast corner Re-
 ttertowns and Village Roads (17
 1/2 miles south of Rettertowns)
DATE & TIME: Tuesday, March
 1994 at 9:45 A.M.
PUBLIC HEARING: Room 11
 of the County Office Building, 11
 1/2 miles south of Rettertowns, Tooele
 County, Utah.
 The Zoning Commissioner of Re-
 ttertowns County, by authority of a
 Zoning Act and Regulations of the
 County, is hereby giving a public
 hearing:
 Petition for Variance to allow
 signs to be 3 ft. from the right
 way instead of the required 8 ft.
 The Petitioner is the _____
 Company, as shown on plat plat

 In the event that this Petition
 granted, a building permit may
 be issued for the _____
 appeal period. The Zoning Commis-
 sioner will, however, entertain an
 request for a stay of the issuance
 of said permit during this period
 if the Petitioner should be unable
 to meet the deadline. A hearing
 may be received in writing by the
 date of the hearing set above

BY ORDER OF
 _____ J. J. JALOW
 Zoning Commissioner
 of Baltimore County

TOWSON, MD., -----~~February~~ 16---, 19-84--

THE JEFFERSONIAN,
Frank Smith
Manager.

Cost of Advertisement, \$ 16.00

PETITION FOR VARIANCE
in
the
Election District

LOCATION: Petition for Variance
Location: Southeast corner of
the lot on the Village Road (at
Recreation Road)

DATE & TIME: Tuesday, March
10, 1936

PUBLIC HEARING: Room 11
of the City Building, 111 N.
Chapman Avenue, Towson,
Maryland.

The Zoning Commissioner of the
Baltimore County, by authority of the
Baltimore County Board of Zoning
Adjustment, will hold a public
hearing on the above.

Petition for Variance to allow
sign to be set on the right at
the intersection of the lot is as
follows:

Being the property of Shifft
and Sons, Inc., of the City of
Baltimore, as shown on plat filed
in the office of the County Clerk.

In the event that this Petition is
granted, no permit may be
issued within the time period
named within the Petition for
appeal period. The Zoning Commis-
sioner of Baltimore County may
therefore require the applicant to
request for a stay of the issuance
of a permit during this period
of appeal. The applicant may
if he so desires, request for
such a stay to be written by the
applicant and signed by the
applicant and the Zoning Commis-
sioner of Baltimore County.

BY ORDER OF
J. H. CARLSON,
Zoning Commissioner
of Baltimore County

Feb. 18,

Towson, Maryland

District 2nd Date of Posting 2-16-84
 Posted for: Variances
 Petitioner: Shale Oil Company
 Location of property: S. E. Corner of Raintown & Village Roads
 Location of Signs: S. E. Corner of Raintown and Village Roads
 Remarks:
 Posted by: A. J. Ranta Date of return: 2-24-84
 Number of Signs: 2

PETITION FOR VARIANCE
and
Election Dates

ZONING: Petition for Variance
LOCATION: Southwest corner Reisterstown and Village Road (7171 Reisterstown)
Location: Southwest corner Reisterstown and Village Road

DATE & TIME: Tuesday, March 6, 1964 at 9:45 A.M.
PUBLIC HEARINGS: Tuesday, March 6, 1964 at City Council Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow a sign to be 3 ft. from the right of way instead of the required 5 feet of Shell Oil Company, as shown on plan filed with the Zoning Department.

The Petition for Variance is granted, a building permit may be issued within 30 days of the date of the hearing, and the variance shall be in effect for the term (30) day appeal period. The Zoning Department will cause a permit during the appeal period to be issued for the purpose of the variance. The variance shall be in effect for good cause shown. Such request must be received by the Zoning Department prior to the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
BALTIMORE COUNTY

NEWSPAPERS OF MARYLAND, INC.
Westminster, Md., Feb. 16, 1984
Permit No. 1000, Baltimore, Md. Post Office Variance
FY that the annexed REG. # L59143.....
..... successive weeks/days previous
of Feb. 19, 84..... in the
County Times, a daily newspaper published
in Westminster, Carroll County, Maryland.
Baltimore Herald, a weekly newspaper published
in Eldersburg, Carroll County, Maryland.
Times, a weekly newspaper published
Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per.....*Linda May*.....

ZONING:	Petition for Variance
LOCATION:	Southeast corner Reisterstown and Village Roads (1711 Reisterstown Road)
DATE & TIME:	Tuesday, March 6, 1984 at 9:45 A.M.
PUBLIC HEARING:	Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland


The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow a sign to be 3 ft. from the right of way instead of the required 6 ft.

Being the property of Shell Oil Company, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER


March 6, 1984

Mr. R.M. Tambascio
Shell Oil Company
5565 Sterrett Place
Columbia, Maryland 21146


RE: Petition for Variance
SE/corner of Reisterstown and Village Rds.
3rd Election District
Shell Oil Company - Petitioner
NO. 84-224-A (Item No. 170)

Dear Mr. Tambascio:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

 JEAN M.H. JUNG
 Deputy Zoning Commissioner

JMHJ/mc
Attachments
cc: People's Counsel



STU/ LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
 7131 RUTHERFORD ROAD
 BALTIMORE, MD 21207
 301/944-9112

Zoning Description
Existing Shell Service Station
1711 Reisterstown Road
Baltimore County, Maryland

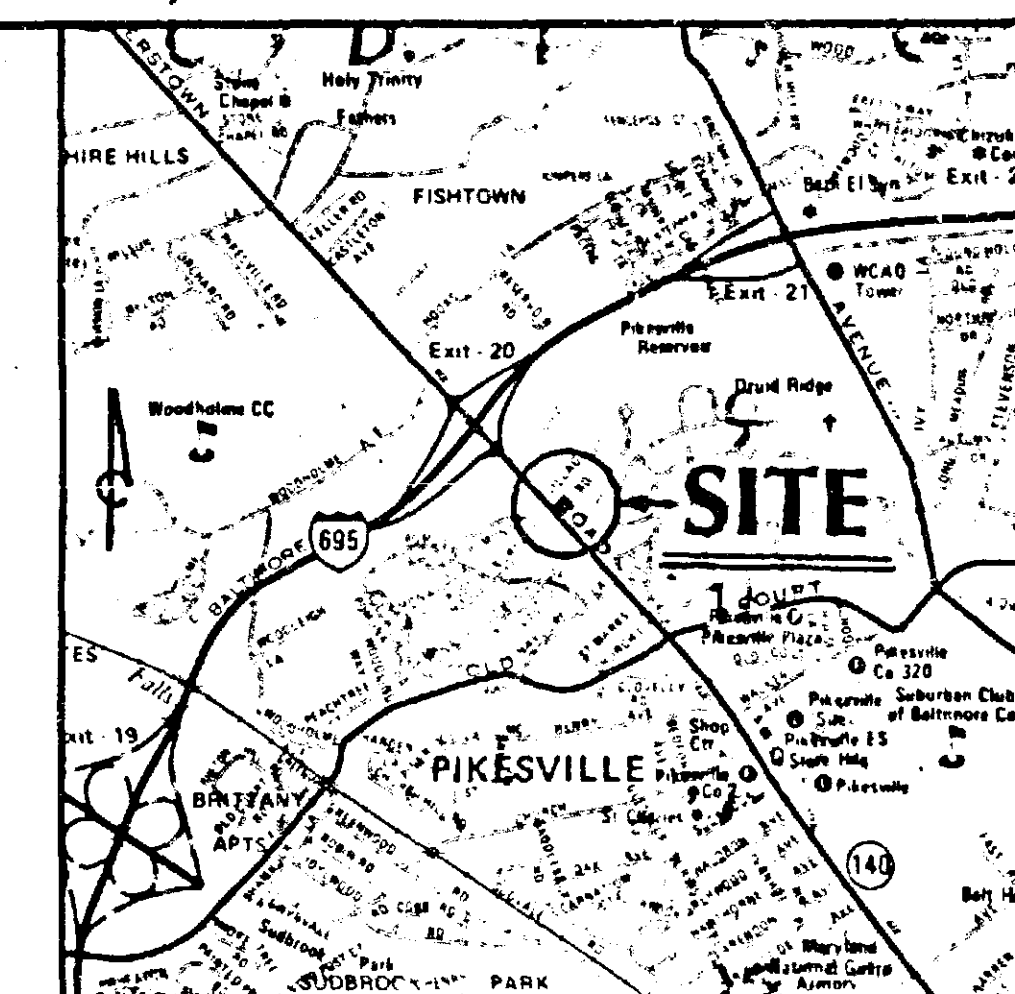
BEGINNING FOR THE SAME at a point on the southern right-of-way line of Village Road, said point being the point of tangency of a fillet curve at the intersection of Village Road and Reisterstown Road; thence running along said right-of-way line the following two courses and distances: (1) North 55°11'21" East 100.00 feet thence (2) by a curve of 30.00 feet radius and a central angle of 126.23 degrees S 52°23'25" East 30.00 feet and a radius of 479.35' and an arc length of 30.00 feet; thence leaving said right-of-way line South 36°45'20" East 162.67 feet; thence South 40°34'00" West 160.00 feet to a point on the northern right-of-way line of Village Road; thence running along said right-of-way line North 34°49'00" West 162.23 feet to the point of curvature of a fillet curve; thence along said curve to the right having a chord bearing and distance of North 10°11'21" East 28.29 feet and a radius of 30.00 feet and an arc length of 31.42 feet to the place of beginning.

Containing in all 24,671 sq. ft. or 0.566 Ac.+,



STV ENGINEERS, Engineers, Architects, Planners, Construction Managers, Professional Member Firms
STV/Bahmure Transportation Associates, STV/Lyon Associates, STV/Management Consultants Group, STV/
H. D. Northam & Associates, STV/Sanders & Thomas, STV/Sentinel, STV/Senise Stevenson Value & Knecht

JUL 25 1984



LOCATION MAP
Scale: 1"=2000'

GENERAL NOTES:

- BEARINGS SHOWN ARE BASED ON PLAT OF "PIKEVILLE VILLAGE" RECORDED AMONG THE PLAT BOOKS OF BALTO. COUNTY IN J.W.B. 14-16.
- ELEVATIONS SHOWN HEREON ARE BASED ON BALTO. COUNTY B.M. X-6953 'A' ELEV. 531.66.
- OWNER:
STAFAC, INC.
O.T.G. 4580-093
- LEASE DEED TO:
SHELL OIL COMPANY
O.T.G. 4577-099
- ZONED: BL
- UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
- UTILITY COMPANIES:
CHESAPEAKE & POTOMAC TELEPHONE COMPANY
320 ST. PAUL STREET, BALTIMORE, MARYLAND, 21202
BALTIMORE GAS & ELECTRIC COMPANY
LEXINGTON & LIBERTY STREETS, BALTIMORE, MARYLAND 21202
- AREA OF PROPERTY
24671 SQ. FT. 0.566 AC.±

ZONING NOTES

EXISTING ZONING: BL
PROPOSED ZONING: NO CHANGE

AREA REQUIREMENTS

THREE DISPENSER ISLANDS WITH ONE DUAL DISPENSER SERVING TWO CARS AT ONE TIME.
TOTAL SERVICING SPACES = 6
TOTAL SERVICING BAYS = 3
TOTAL SPACES AND BAYS = 9
TOTAL AREA REQUIRED = 9 x 1,500 SF = 13,500 (USE 15,000 SF. MIN.)
TOTAL WAITING SPACES = 6

ANCILLARY USES:

VEHICLE REPAIR SERVICES
VENDING MACHINES
TIRE SALES AND INSTALLATION
SALE OF SMALL AUTO PARTS AND ACC.
MINOR ACCESSORY USES
NO ADDITIONAL SQUARE FOOTAGE REQUIRED

COMBINATION USES: NONE

TOTAL AREA REQUIRED = 15,000 SF
TOTAL AREA OF TRACT = 24,671 SF

ACCESS POINTS:

NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
REQUIRED SITE WIDTH = 2 x 65' = 130'
ACTUAL SITE WIDTH = 162.23'

LANDSCAPING:

LANDSCAPING REQUIRED (5% OF SITE) = 1,234 SF.
LANDSCAPING PROVIDED = 6,450 SF

PARKING:

PARKING SPACES REQUIRED = 3 BAYS x 3 EACH = 9
PARKING SPACES PROVIDED = 9 (INCLUDING 1 HANDICAPPED)
AREA DISTURBED BY NEW CONSTRUCTION = 208 SF.

SITE PLAN

INSTALLATION OF NEW
KIOSK, ISLAND AND MPD'S
SHELL OIL COMPANY
1711 REISTERSTOWN ROAD
ELECT. DIST. 3 BALTO. CO., MD

DRAWING NO.
2166-023
SHEET NO.
1 of 1

LYON ASSOCIATES, INC.
7131 Rutherford Road, Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS

NO.	DATE	DESCRIPTION
1	4/22/72	ADDED P.S. TANKS & MISC. NOTES



PLAN PREPARATION

DRAWN BY: MH PORTS
DESIGNED BY:
CHECKED BY: AJ CORTEAL
DATE: APRIL 22, 1982
SCALE: 1"=10'

Philip A. Payella 4/22/72

219-0378-7709